

Zoning Text Amendment No.: 16-18
Concerning: Sandy Spring/Ashton
Rural Village Overlay
Zone – Standards
Draft No. & Date: 1 – 11/16/16
Introduced: November 29, 2016
Public Hearing:
Adopted:
Effective:
Ordinance No.:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: Councilmembers Navarro and Berliner

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- amend the development standards for the Sandy Spring/Ashton Rural Village Overlay zone

By amending the following sections of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

Division 59-4.9. “Overlay Zones”

Section 59-4.9.14. “Sandy Spring/Ashton Rural Village (SSA) Overlay Zone”

EXPLANATION: ***Boldface** indicates a Heading or a defined term.*

Underlining indicates text that is added to existing law by the original text amendment.

[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.

Double underlining indicates text that is added to the text amendment by amendment.

[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.

** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

Sec. 1. DIVISION 59-4.9 is amended as follows:

Division 4.9. Overlay Zones

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Section 4.9.14. Sandy Spring/Ashton Rural Village (SSA) Overlay Zone

* * *

D. Development Standards

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2. Where a lot is in a Residential zone:

* * *

- b. The Planning Board may approve lot sizes as small as 900 square feet for a townhouse, 2,000 square feet for a duplex, and 3,000 square feet for any other building type, including a minimum of zero feet for side setbacks on one side, upon a showing that the resulting development will substantially conform with the recommendations of the master plan.
- c. The maximum height for all buildings is 35 feet; however, if in the site plan approval process the Planning Board finds that additional building height is compatible with the abutting uses and the building height substantially conforms to the intent of the master plan, the maximum building height is 40 feet.

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Sec. 2. Effective date. This ordinance becomes effective 20 days after the date of Council adoption.

25 This is a correct copy of Council action.

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28 Linda M. Lauer, Clerk of the Council